



**CITY PLAN COMMISSION MEETING  
2<sup>ND</sup> FLOOR CITY COUNCIL CHAMBERS  
OCTOBER 6, 2011  
1:30 P.M.**

**MINUTES**

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Commissioner Brooks present and presiding and the following Commissioners answered roll call.

**COMMISSIONERS PRESENT:**

Commissioner De La Cruz  
Commissioner Nance  
Commissioner Wright  
Commissioner Vandivort  
Commissioner Carreto  
Commissioner Vorba  
Commissioner Brandrup  
Commissioner Landeros

**COMMISSIONERS ABSENT:**

Commissioner Borden

**AGENDA**

Commissioner Wright read the rules into the record. Philip Etiwe, Development Review Manager, read the revisions to the agenda into the record.

**\*ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Nance, and unanimously carried to **APPROVE** the agenda as amended.

**AYES:** Commissioner De La Cruz, Nance, Wright, Carreto, Vorba, Brandrup, and Landeros

**ABSENT:** Commissioner Borden

Motion passed.

**I. CALL TO THE PUBLIC – PUBLIC COMMENT**

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

**NO ACTION WAS TAKEN.**

II. CONSENT AGENDA

THERE WERE NO ITEMS UNDER THE CONSENT AGENDA.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

SUBDIVISION MAP APPROVAL:

Subdivision Applications:

Major Combination:

1. **SUSU11-00079:** Santiago Court Unit Two - Being all of Tract 57, Nellie D. Mundy Survey No. 241, City of El Paso, El Paso County, Texas
- Location: North of Artcraft Road and East of Santiago Street
- Property Owner: Santiago Ventures
- Representative: Sitework Engineering
- District: 1
- Staff Contact: Kevin Smith, (915) 541-4903, [smithkw@elpasotexas.gov](mailto:smithkw@elpasotexas.gov)

Jorge Garcia with Sitework Engineering concurred with staff's comments.

Tony Bustillos with the Department of Transportation noted that the hammer-head meets the code and has been checked for fire heavy equipment to pull in and out.

**ACTION:** Motion made by Commissioner Nance, seconded by Commissioner Carreto, and unanimously carried to **APPROVE SUSU11-00079.**

Motion passed.

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2. **SUSU11-00086:** Franklin Hills Point Unit One – Being a portion of H.G. Foster Survey 262, City of El Paso, El Paso County, Texas
- Location: East of Franklin Hills Street and North of High Ridge Drive
- Property Owner: Franklin Hills, LLC
- Representative: CSA Design Group
- District: 1
- Staff Contact: Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)

Sal Alonzo with CSA Design Group concurred with staff's comments.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Vorba, and unanimously carried to **APPROVE SUSU11-00086.**

Motion passed.

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3.     **SUSU11-00091:**     Valley Creek Unit Two - Being a portion of Tracts 8 and 9, Block 7, Upper Valley Surveys, and a portion of Duckett Road, City of El Paso, El Paso County, Texas  
Location:             East of Upper Valley Road and South of Gomez Road  
Property Owner:     Ham Management  
Representative:     Roe Engineering  
District:             1  
Staff Contact:       Kevin Smith, (915) 541-4903, [smithkw@elpasotexas.gov](mailto:smithkw@elpasotexas.gov)

Bradley Roe with Roe Engineering concurred with staff's comments.

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Nance, and unanimously carried to **APPROVE SUSU11-00091 PER MODIFICATIONS 1 AND 3 FROM SECTION 19.04.170.A OF THE CITY CODE AND TO NOTE A 60-FOOT PEDESTRIAN RIGHT-OF-WAY ON THE PLAT.**

Motion passed.

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**PUBLIC HEARING Resubdivision Combination:**

4.     **SUSU11-00081:**     North Hills Unit Twenty Two Replat A - Being a replat of Lot 2, Block 51, North Hills Unit Twenty Two Amending Subdivision, City of El Paso, El Paso County, Texas  
Location:             North of U.S. 54 and East of Martin Luther King Jr. Boulevard  
Property Owner:     Morningside Park Properties I, LTD.  
Representative:     Conde, Inc.  
District:             4  
Staff Contact:       Kevin Smith, (915) 541-4903, [smithkw@elpasotexas.gov](mailto:smithkw@elpasotexas.gov)

Kevin Smith, Planner, made a floor amendment to the staff report and noted that the correct date for the CPC hearing date should be **October 6, 2011**.

Conrad Conde with Conde, Inc., concurred with staff's comments.

Commissioner Vandivort asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Vorba, seconded by Commissioner Nance, and unanimously carried to **APPROVE SUSU11-00081**.

Motion passed.

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5.     **SUSU11-00085:**     Latona Place - Being the South 115 feet of Tract 210, Sunrise Acres Unit 2, City of El Paso, El Paso County Texas  
Location:             West of Diana Drive and North of Apollo Avenue  
Property Owners:     Keith W. and Maria Teresa Alexander  
Representative:     Rey Engineering  
District:             2  
Staff Contact:       Kevin Smith, (915) 541-4903, [smithkw@elpasotexas.gov](mailto:smithkw@elpasotexas.gov)

Enrique Rey with Rey Engineering concurred with staff's comments.

Commissioner Vandivort asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE SUSU11-00085.**

Motion passed.

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6.       **SUSU11-00090:**       Ventanas Unit Three Replat A - Being Lot 28, Block 20, Lot 40, Block 22, portions of Right of Way out of Ventana Avenue, and Amistoso Street all within Ventanas Subdivision Unit 3, and a portion of Section 46, Block 79, Township 2, Texas and Pacific Railroad Survey, City of El Paso, El Paso County, Texas
- Location:           East of Tierra Este and North of Cozy Cove
- Property Owner:   GFA, LLC
- Representative:   CEA Group
- District:           5
- Staff Contact:     Raul Garcia, (915) 541-4935, [garcia1@elpasotexas.gov](mailto:garcia1@elpasotexas.gov)

Jorge Azcarate with CEA Group concurred with staff's comments.

Commissioner Vandivort asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Nance, seconded by Commissioner Vorba, and unanimously carried to **APPROVE SUSU11-00090 WITH THE CONDITION THAT THE APPLICANT PROVIDE A 10 FOOT RESTRICTED EASEMENT AT THE REAR OF THE DOUBLE FRONTAGE LOTS AS REQUIRED UNDER SECTION 19.23.040(H) OF THE SUBDIVISION CODE AND ALSO THE CITY PLAN COMMISSION REQUIRED LANDSCAPING AT THE REAR OF THE DOUBLE FRONTAGE LOTS AS PROVIDED UNDER SECTION 19.23.040(H) OF THE SUBDIVISION CODE.**

Motion passed.

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7.       **SUSU11-00092:**       Gran Vista Estates Unit One Replat "A" – Being a replat of Gran Vista Estates Unit One, City of El Paso, El Paso County, Texas
- Location:           East of Lee Trevino Drive and South of Gran Vista Drive
- Property Owner:   Nadia T. Saab
- Representative:   Conde, Inc.
- District:           7
- Staff Contact:     Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Nance, and unanimously carried to **POSTPONE SUSU11-00092 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF OCTOBER 20, 2011.**

Motion passed.

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**PUBLIC HEARING Rezoning Application:**

8.     **PZRZ11-00035:**       Tracts 1A1 and 3B5, Section 41, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
- Location:           Railroad Drive at Trans Mountain Road
- Zoning:             M-1 (Manufacturing)
- Request:            From M-1 (Manufacturing) to C-4 (Commercial)
- Existing Use:       Vacant
- Proposed Use:       Apartments
- Property Owner:    Transmt-Rail, LLC
- Representative:    Jimmy Moreno, Sr.
- District:           4
- Staff Contact:     Esther Guerrero, (915) 541-4720, [guerreroex@elpasotexas.gov](mailto:guerreroex@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Nance, and unanimously carried to **POSTPONE PZRZ11-00035 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF OCTOBER 20, 2011.**

Motion passed.

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9.     **PZRZ11-00036:**       Lots 12, 13, 14 save & except that portion of Lot 13 previously conveyed to the State of Texas in warranty deed recorded in Volume 211, Page 313, Real Property Record, Block 52, Map No. 2 of Government Hill Addition, City of El Paso, El Paso County, Texas
- Location:           4131 Trowbridge Drive
- Zoning:             R-4 (Residential)
- Request:            From R-4 (Residential) to A-O (Apartment/Office)
- Existing Use:       Office
- Proposed Use:       Apartment and Office
- Property Owner:    Gateway Mission Training & Conference Center, Inc.
- Representative:    David Etzold, Etzold & Co
- District:           2
- Staff Contact:     Andrew Salloum, (915) 541-4633, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

David Etzold representing Gateway Mission Training & Conference Center, Inc., concurred with staff's comments.

Dan Klooster, Executive Director for Gateway Mission Training & Conference Center noted the type of work being done at the center.

Commissioner Vandivort asked if there was anyone in the public who wished to speak in favor or against this request.

The following persons spoke in opposition to this request.

- David Aguirre spoke in opposition to this request and noted that a lot of property owners in the surrounding area were not notified of this public hearing
- Silvia Montaño also spoke in opposition to the request
- Joan Kirk spoke in opposition to the request and noted that she has concerns about the alley not being cleaned. She also expressed concern about traffic safety
- Silvia Montaño noted that the alley that is being discussed has never been graded or cleaned.

Mr. Etzold rebutted and noted that the alley has nothing to do with the subject property and that there is no access to the alley from the subject property.

Kimberly Forsyth, Lead Planner, noted that an A-O zone is the lightest zone that would allow the type of uses being requested. The C-1 zone and S-D would incorporate additional uses that staff feels would not be appropriate. The A-O requires a larger lot size per unit so it would also have a lower density for any apartments in the future.

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Carreto, and carried to **APPROVE PZRZ11-00036.**

**AYES:** Commissioner De La Cruz, Carreto, Brandrup, Vorba, and Landeros

**NAYES:** Commissioner Nance, and Wright

**ABSENT:** Commissioner Borden

Motion passed.

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Note: Commissioner Wright recused himself and left the meeting room.

**PUBLIC HEARING Special Permit and Detailed Site Development Plan:**

10. **PZST11-00009:** Lots 14 – 18, Block 117, Campbell's Addition, City of El Paso, El Paso County, Texas  
Location: 510 S. Oregon Street  
Zoning: SRR (Special Residential Revitalization)  
Request: Special Permit to allow Transitional Housing  
Existing Use: Vacant  
Proposed Use: Transitional housing for homeless families  
Property Owner: 510 S. Oregon, LLC  
Representative: David W. Gillooly  
District: 8  
Staff Contact: Andrew Salloum; (915) 541-4633, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Fred Dalbin with Wright and Dalbin Architects, Inc., concurred with staff's comments.

Commissioner Vandivort asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Nance, seconded by Commissioner Carreto, and carried to **APPROVE PZST11-00009.**

**AYES:** Commissioner De La Cruz, Nance, Carreto, Brandrup, Vorba, and Landeros

**ABSTAIN:** Commissioner Wright

**ABSENT:** Commissioner Borden

Motion passed.

Commissioner Wright returned to the meeting room after discussion on item 9.

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Commissioner Vandivort asked Legal if it was possible to reconsider Item 9 and a motion be made to approve with the condition of a detailed site development plan review.

**1<sup>ST</sup> MOTION:**

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Nance, and unanimously carried to **RECONSIDER PZRZ11-00036.**

**2<sup>ND</sup> MOTION:**

**ACTION:** Commissioner Wright withdrew his motion and Commissioner Nance withdrew his second to the motion to **RECONSIDER PZRZ11-00036.**

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**Other Business:**

11. Discussion and action on the City Plan Commission minutes of:  
September 22, 2011

**ACTION:** Motion made by Commissioner Nance, seconded by Commissioner Vorba, and carried to **APPROVE THE CITY PLAN COMMISSION MINUTES OF SEPTEMBER 22, 2011.**

**AYES:** Commissioner De La Cruz, Nance, Wright, Carreto, and Vorba,

**ABSTAIN:** Commissioner Vandivort, Brandrup, and Landeros

**ABSENT:** Commissioner Borden

Motion passed.

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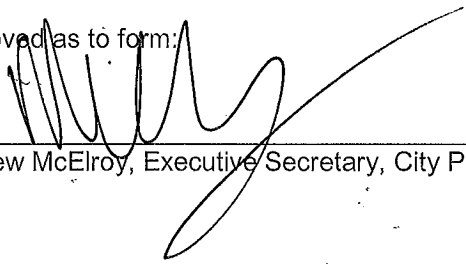
12. Planning Report:  
N/A
- .....

13. Legal Report:  
N/A
- .....

**ADJOURNMENT:**

Motion made by Commissioner Nance, seconded by Commissioner Carreto, and unanimously carried to adjourn the City Plan Commission meeting at 250 p.m.

Approved as to form:

  
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Mathew McElroy, Executive Secretary, City Plan Commission